

	Cluster Lot Option	Conservation Development	Compact Development	Conventional Subdivision
Purpose and Intent	<ul style="list-style-type: none">Provide flexibility of design, creation of common open space, preservation of natural features <p>(No prioritization)</p> <p>This standard has been replaced with Conservation Development and will no longer be available as of September 14, 2022.</p>	<ul style="list-style-type: none">Provide flexibility of design to promote natural area preservationRequire the preservation of unique or sensitive features in open spaceEncourage the creation of lots on less environmentally sensitive areas <p>(Prioritizes and preserves environmental features)</p> <p>This standard replaces the Cluster Lot Option in MC 17.12.090 and goes into effect on September 14, 2022.</p>	<ul style="list-style-type: none">Provide for the health and welfare of residents by creating the opportunity for a diversity of housing and a mixture of residential lot sizesRequire the provision of recreational opportunities in the creation of common open space <p>This standard is proposed to replace Lot Averaging in the Municipal Code 17.12.080. The information in this chart reflects the currently proposed amendment.</p>	<p>“Provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity.” (Section 13-4-303, Tennessee Code Annotated)</p> <p>This standard is from the Subdivision Regulations.</p>
Applicability	Optional R/R-A, RS/RS-A 10x base zoning minimum lot size	Required if natural areas present R/R-A, RS/RS-A 10x base zoning minimum lot size 10% or more natural area (floodplain, streams and buffers, slopes 20% and greater, endangered species habitat, Cedar Glades, historic sites, and trees)	Optional R/RS10, R/RS15, and R/RS20 zoning districts 10x base zoning minimum lot size Less than 10% natural area	All Zoning districts
Maximum Yield	Assign 15% to infrastructure 85% of gross acreage divided by base zoning minimum	Assign 20% to infrastructure 80% of gross acreage divided by base zoning minimum	Assign 15% to infrastructure 85% of gross acreage divided by base zoning minimum	Determined by the Zoning district
Open Space	<ul style="list-style-type: none">15% minimumNo indication of what is in or outRecreational facilities required but undefined	<ul style="list-style-type: none">Set aside natural areas firstIf less than 20% all must be undisturbed and in open spaceIf more than 20%, may elect to set aside more. Any set aside must be undisturbedCan provide open space for other purposes (rec, stormwater, etc.) but don’t get more flexibilityAdds clear standards for what is permitted or prohibited in open space, ownership and mgmt.No recreation facility required	<ul style="list-style-type: none">15% minimumRecreational facilities required and defined Recreation: <ul style="list-style-type: none">Not required for less than 10 unitsOne facility for 10-99 units+One facility for every additional 100 unitsEach lot shall be no more than 1,320 feet (5-minute walk) from a recreation featureStormwater features are allowed in open space	<ul style="list-style-type: none">Not required in most subdivisionsRural Subdivisions require preservation of primary conservation landWalkable Subdivisions require plazas, squares, greens, small parks for passive or active recreational uses
Flexibility of Design	Max of 2 district reduction Perimeter lots 90% of base Zoning District	Lot size may be reduced an equivalent % to the % undisturbed open space <ul style="list-style-type: none">Can’t reduce below 3,750sfApplies bulk standards of closest equivalent zoning district	Max of 2 district reduction in lot size Perimeter lots 100% of base Zoning District	An applicant may develop a subdivision using the conventional suburban subdivision method or may opt to use the rural or urban regulations in specific locations.
Buffers/Transition	<ul style="list-style-type: none">B or C between perimeter cluster lots and adjacent conventional subdivisionsPerimeter lots required to be larger	<ul style="list-style-type: none">C buffer required, as determined by Planning, when perimeter lot sizes are less then the minimum required in the base zoningApplies bulk standards of closest equivalent zoning districtNo lot size transition required	<ul style="list-style-type: none">No buffer requiredPerimeter lots required to be minimum lot size of base zoning districtApplies bulk standards of closest equivalent zoning district	<ul style="list-style-type: none">Determined by the Zoning district